



**Address:** [3130 CAMELLIA ROSE DR # 413](#)  
**City:** FORT WORTH  
**Georeference:** 34492C-4-413  
**Subdivision:** RIVER BEND VILLAS CONDOMINIUM  
**Neighborhood Code:** A4R010G

**Latitude:** 32.704484659  
**Longitude:** -97.4217044414  
**TAD Map:** 2024-376  
**MAPSCO:** TAR-074Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** RIVER BEND VILLAS  
CONDOMINIUM BLDG 4 UNIT 413 & .9091% OF  
COMMON AREA PER PLAT C26-178

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2006  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40995844  
**Site Name:** RIVER BEND VILLAS CONDOMINIUM-4-413  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,658  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
MARCILENE FRITTS REVOCABLE LIVING TRUST  
**Primary Owner Address:**  
9019 GREEN LEAVES DR  
GRANBURY, TX 76049

**Deed Date:** 5/20/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220125770](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRITTS MARCILENE	1/28/2020	<a href="#">D220022010</a>		
HARRIS BARBARA	1/28/2013	<a href="#">D213026480</a>	0000000	0000000
SCHOONMAKER DONALD;SCHOONMAKER JULIA	4/24/2007	<a href="#">D207150222</a>	0000000	0000000
RIVER BEND VILLAS LP	1/1/2006	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$341,103	\$80,000	\$421,103	\$421,103
2024	\$341,103	\$80,000	\$421,103	\$421,103
2023	\$360,484	\$55,000	\$415,484	\$415,484
2022	\$309,813	\$55,000	\$364,813	\$364,813
2021	\$272,999	\$55,000	\$327,999	\$327,999
2020	\$274,271	\$55,000	\$329,271	\$329,271

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.